

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JULY 14, 2016

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of July, 2016. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:30 p.m. He welcomed new Commissioner Lark Zink to the Planning Commission.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Robertta Pailes
Erin Williford
Andy Sherrer
Lark Zink
Tom Knotts

MEMBERS ABSENT

Chris Lewis
Dave Boeck
Neil Robinson

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
Terry Floyd, Development Coordinator

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CONSENT ITEMS

Chairman Sherrer announced that the Consent Docket consisted of the following items:

Item No. 2, being:

APPROVAL OF THE JUNE 9, 2016 REGULAR SESSION MINUTES

Item No. 3, being:

APPROVAL OF THE JUNE 16, 2016 STUDY SESSION MINUTES

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Chairman Sherrer asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, he asked whether any member of the audience wished to remove any item from the Consent Docket. There being none, he asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Sandy Bahan moved to approve the Consent Docket as presented. Roberta Pailes seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailes, Erin Williford, Andy Sherrer, Lark Zink, Tom Knotts
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dave Boeck, Neil Robinson

Ms. Tromble announced that the motion, to approve the Consent Docket as presented, passed by a vote of 6-0.

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Item No. 2, being:

APPROVAL OF THE JUNE 9, 2016 REGULAR SESSION MINUTES

The minutes of the June 9, 2016 Regular Session of the Planning Commission were approved on the Consent Docket by a vote of 6-0.

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Item No. 3, being:

APPROVAL OF THE JUNE 16, 2016 STUDY SESSION MINUTES

The minutes of the June 16, 2016 Study Session of the Planning Commission were approved on the Consent Docket by a vote of 6-0.

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Item No. 5a, being:

R-1617-4 – MIKE JOLLEY INVESTMENTS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INSTITUTIONAL DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 2.09 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 36TH AVENUE N.W. AND CASCADE BOULEVARD.

and

Item No. 5b, being:

O-1617-2 – MIKE JOLLEY INVESTMENTS, L.L.C. REQUESTS REZONING FROM RM-2, LOW DENSITY APARTMENT DISTRICT, TO C-1, LOCAL COMMERCIAL DISTRICT, FOR APPROXIMATELY 2.09 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 36TH AVENUE N.W. AND CASCADE BOULEVARD.

and

Item No. 5c, being:

PP-1617-1 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY MIKE JOLLEY INVESTMENTS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR JOLLEY ADDITION (INCLUDING A REPLAT OF OLIVET BAPTIST MISSION) FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 36TH AVENUE N.W. AND CASCADE BOULEVARD.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chairman Sherrer announced that the applicant has requested postponement of these items until the August 11, 2016 Planning Commission meeting.

Sandy Bahan moved to postpone Resolution No. R-1617-4, Ordinance No. O-1617-2, and PP-1617-1, the Preliminary Plat for JOLLEY ADDITION (INCLUDING A REPLAT OF OLIVET BAPTIST MISSION) to the August 11, 2016 Planning Commission meeting. Roberta Pailes seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Sandy Bahan, Roberta Pailes, Erin Williford, Andy Sherrer,
Lark Zink, Tom Knotts

NAYES

None

MEMBERS ABSENT

Chris Lewis, Dave Boeck, Neil Robinson

Ms. Tromble announced that the motion, to postpone Resolution No. R-1617-4, Ordinance No. O-1617-2, and PP-1617-1 to the August 11, 2016 Planning Commission meeting, passed by a vote of 6-0.

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Item No. 4, being:

O-1617-1 – JAMES HARDWICK REQUESTS SPECIAL USE FOR A RESIDENTIAL UNIT FOR A NIGHT WATCHMAN OR CARETAKER FOR PROPERTY CURRENTLY ZONED C-2, GENERAL COMMERCIAL DISTRICT, AND LOCATED AT 1900 ANN BRANDEN BOULEVARD (PERFECT SWING).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Sit Plan
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Jane Hudson – This application is for a Special Use for a residential unit for a night watchman or caretaker. The application for special use is submitted by Mr. Hardwick, the property owner; he actually lives out of state and Mr. McCaskill is his representative here tonight and is the person Mr. Hardwick has hired to maintain the site for him.

The existing zoning in the area: across Highway 9 you have I-1; to the east you have O-1; to the south you have R-1; and to the west you have RM-6 and C-2. The subject tract is highlighted here. This is approximately 18 acres. The entire ownership for the Perfect Swing site is approximately 35 acres. However, in the Zoning Ordinance, R-1 does not have an allowance for Special Use for the residential unit for the night watchman or caretaker, so this special use request has been contained essentially to this subject tract with the 18 acres and the facility is on this subject tract as well. The existing land use in the area: to the north you have the Hitachi plant; to the east is vacant; to the south we have the single-family development with St. James Park; to the west we have the multi-family Renaissance Apartments; and we have Nichols Marine to the west.

This is the subject tract with the facility shown where they will have the residential unit for the caretaker. This area is part of the Perfect Swing site; this is part of the driving range, and then the residential component for St. James is much further south than this red line where the tract is divided off.

In recent years, there have been many service calls to Norman PD as well as property maintenance code letters from Code Compliance for weeds, health violations, and so forth. So by getting the caretaker facility out there, they're hoping that can be alleviated somewhat and we won't have so many calls to PD for the alarm going off and break-ins and such.

This is the site. This building in the center is where they will be housed. Again, you can see it's boarded up. They've blocked off the entrances there; they've had people parking in the parking lot. That's the multi-family there to the west. This picture was taken from the street for St. James Addition, so the single-family development will go back probably to where the grass is here, and then you can kind of see this area is mowed and that will be where the driving range stops from the Perfect Swing site.

With approval, this proposal will meet the needs of not only the owner, to help maintain the site, but also alleviate the service calls for the Police Department as well as the Code violations that we've had. Staff does support this request and recommends approval of Ordinance No. O-1617-1. Mr. McCaskill is here and can answer any questions you might have as well.

PRESENTATION BY THE APPLICANT:

1. Jeff McCaskill was present and available to answer questions but did not make a presentation.

AUDIENCE PARTICIPATION:

1. Allen Ahlert, 1625 Sandpiper Lane, representing Hitachi – Hitachi has no objections to this residence permit; it sounds like a good idea. We do hear their alarm going off frequently, so I think it is a good solution to keep the building from getting run down any more by vandalism

and to help them keep their value in their property. So, again, Hitachi has no concerns. I have met Jeff at the meeting. He's a former policeman so I think he can do a very competent job of taking care of the place. We support the permit.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Tom Knotts moved to recommend approval of Ordinance No. O-1617-1 to the City Council. Erin Williford seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailes, Erin Williford, Andy Sherrer, Lark Zink, Tom Knotts
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dave Boeck, Neil Robinson

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1617-1 to the City Council, passed by a vote of 6-0.

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Item No. 6, being:

PCR-1617-1– A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN STATING AN OPINION REGARDING WHETHER COMMERCIAL ESTABLISHMENTS WHICH SELL DURABLE GOODS, SUCH AS APPLIANCES, FURNITURE, AND HOME IMPROVEMENT PRODUCTS, ARE SIMILAR IN CHARACTER TO THOSE USES ALREADY LISTED AS PERMISSIVE IN THE I-1, LIGHT INDUSTRIAL DISTRICT.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Resolution

PRESENTATION BY STAFF:

1. Susan Connors – We have been approached by several property owners in the industrial zone requesting whether particularly furniture sales is appropriate. In the I-1, Light Industrial District, there is a finite list of permitted uses. Auto sales is there. Boat sales. There's nothing specifically about any other types of sales that are listed. We don't believe that durable goods sales is very different than having stored automobiles and that kind of traffic. There is one section in each of the zoning districts that allows the Planning Commission to identify that a use is in the same character as the other permitted uses in that zoning district. You can make that opinion. So we are requesting an opinion of the Planning Commission this evening to determine whether the sale of durable goods is similar and can be allowed as a permitted use in the I-1, Light Industrial District.

2. Mr. Knotts – I was trying to figure out if there were some unintended consequences, but I don't see any.

Ms. Connors – This will allow antique furniture sales. It would allow appliance sales, also, and other larger durable goods. There's nothing particularly pressing about this, but we have been asked several times regarding this, and just felt that it was appropriate to bring it forward through this mechanism to determine so that we would have an answer for anyone who asked us again. I don't think "We don't think so" is a very good answer for people. It doesn't say it specifically, so we shouldn't let it happen.

3. Ms. Pailles – Why is the land desirable for furniture sales?

Ms. Connors – Warehousing is allowed, and some people manufacture things in warehousing and then want to sell them at the same location. That's the character of the people that have requested this of us.

Ms. Pailles – That seems entirely reasonable.

Ms. Connors – Warehousing plus sales. It's not all manufacturing, but it really is in the industrial context, so you don't have a fancy retail store.

4. Ms. Connors – This does not go to City Council. Your approval of this is the final approval.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Tom Knotts moved to adopt Planning Commission Resolution No. PCR-1617-1. Erin Williford seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailles, Erin Williford, Chris Lewis, Andy Sherrer, Tom Knotts
NAYES	Lark Zink
MEMBERS ABSENT	Dave Boeck, Neil Robinson

Ms. Tromble announced that the motion, to adopt PCR-1617-1, passed by a vote of 5-1.

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Item No. 7, being:

MISCELLANEOUS COMMENTS

None

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Item No. 8, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:47 p.m.



Norman Planning Commission